



AGENDA

Economic Development Advisory Committee

City Hall -- 120 East Main Street -- Gardner, Kansas

February 9, 2022 at 6 p.m.

CALL TO ORDER

PUBLIC COMMENTS

Members of the public are welcome to use this time to make comments about matters or items on the Economic Development Advisory Committee agenda.

CONSENT AGENDA

Approval of minutes as written for the EDAC meeting on December 8, 2021

PRESENTATIONS

NEW BUSINESS

DISCUSSION ITEMS

1. Continued discussion regarding the Downtown Destination Plan – Farmer's Market / City Market Concept – Doug Finnicum, Market Manager will be present for this discussion

Gardner Downtown Destination Plan

<https://www.gardnerkansas.gov/home/showpublisheddocument?id=9639>

2. Update / Review of current Economic Activity and City Projects

OTHER BUSINESS

COMMITTEE MEMBER UPDATES

ADJOURNMENT



In compliance with the Americans with Disabilities Act, the City of Gardner will provide reasonable accommodations for all public meetings. Persons requiring accommodations in attending any of our public meetings should contact the City Clerk's Office at 913-856-0945 a minimum of 48 hours prior to the meeting.

ECONOMIC DEVELOPMENT ADVISORY COMMITTEE

City Hall Council Chambers
120 E. Main St. Gardner, Kansas
December 8, 2021 6 p.m.

CALL TO ORDER

The Economic Development Advisory Committee meeting was called to order at 6:12 pm in the Council Chambers of the City Hall at 120 E. Main St., Gardner, Kansas. The following EDAC committee members attended, a quorum was present.

Members present: Stephanie Shaver; Harrison Hall; John Bowman; Todd Winters, (Ex Officio)
Mayor

Staff present: David Knopick; Melissa Krayca, Robert Case

CONSENT AGENDA

1. Approval of minutes as written for the EDAC meeting on October 13, 2021

Motion made by John Bowman to approve the consent agenda item, seconded by Stephanie Shaver.

Motion passed 3-0.

NEW BUSINESS

1. **Consider making a recommendation to the City Council regarding updating the 2018 Gardner Main Street Corridor Market Analysis.**

Mr. Knopick stated he was approached by the Finance Director about the Community Development budget recently. It is in good standing and could possibly be a source to help acquire an update to the market analysis. As part of researching this possibility he would be able to call a few consultants to get a ballpark figure to update the market analysis.

Mr. Hall agrees it is a good idea and wonders if using the same consultant from previous study can be a way to save money as well. Mr. Knopick said there could be advantages to using them again and would make contact. There may be opportunity to have companies make submittals and possibly go thru an interview process with the committee.

Mayor Winters asked if the demographics are the only factor that has changed in the market analysis and would the process need to be as extensive as stated. Mr. Knopick stated that consultants would be more credible and could determine the extent of the changes on other parts of the analysis. Having a consultant with the recognized expertise lends weight to the market analysis when businesses and developers make decisions to come to our community.

Ms. Shaver asked how often the analysis should be updated. Mr. Knopick stated about every 5 years and 10 years would be typical but with the growth in Gardner, the recent census and also coming out of a pandemic it may be an opportune time to do an update. The commercial marketplace is reevaluating how to deliver services. Some are less interested in building brick and mortar at a high level, some are changing store formats and operations to accommodate drive-through / order on-line pick-up services.

Ms. Shaver agrees the update is needed but to not rush it to ensure all of the census data is available.

Mr. Hall believes it is a positive that the EDAC is in place now to make sure something is followed up on afterwards.

Mr. Knopick stated he would put something together and try to use some of the Community Development funds to help.

Motion made by Hall and seconded by Shaver.

Motion passed 3-0.

DISCUSSION ITEMS

1. Continued discussion of the Gardner Downtown Destination Plan

Ms. Shaver asked if the plan was to make a motion to forward the idea of the Farmers Market concept on to the City Council. There is still a need for input from Mr. Gifford on the subject.

Mr. Bowman liked the idea of using the covered parking for a farmers market as a jumpstart to the Downtown Destination Plan.

Mr. Knopick asked the committee members if we should invite someone from the farmer's market group to attend the next meeting to discuss the idea and what their involvement would be in the future. There will be a need for people to manage and commit their time and resources as city employees would not be expected to do so.

Mr. Hall stated it would be a great idea to invite the farmers group and any possible partnerships but also did not think it would be too much to ask for the city to bridge the gap with the group.

Mr. Bowman asked if it would be helpful to get the Parks and Recreation department involved.

Mr. Knopick said that utilizing the land between the Church and Blazers could be a great opportunity to stimulate the growth and investment.

Ms. Shaver said she believes a farmers market can connect the community and be an overall improvement to the quality of life in Gardner. Once the investment is made there is no going back which is a good thing.

Mr. Hall described to the Mayor previous discussions about a farmers market becoming more of a city market including other services than a typical farmers market including online or brick and mortar potential. He asked the Mayor what he thought of the idea.

Mayor Winters stated he was all for any idea that would attract and develop the downtown but wondered if the cost may be too high.

Mr. Knopick there may be potential to access grants or other funding resources to help with the financing and referenced the Eudora site that is being developed currently. A similar development could enhance the community as a destination. People would be able to avoid traffic driving into Olathe if they are able to conduct business in Gardner.

Mr. Hall thought what Eudora is doing is a great idea and could be a perfect idea for the City of Gardner to imitate. Mr. Knopick said that he would reach out to Mr. Camis with the Chamber of Commerce and invite representation from the Farmer's Market to attend the next meeting.

2. Update / Review of current Economic Activity and City Projects.

Mr. Knopick gave a brief update of the building permits issued in November 2021. There were 10 residential permits issued and several in review process. Commercial permitting is still slow.

ADJOURNMENT

Motion to adjourn made by Bowman and seconded by Shaver.

Motion passed 3-0.

Motion adjourned at 07:48 p.m.

Dec-21

Permit Type	2021 Total This Month		2021 Total Year-To-Date		2021 Total Valuation This Month	2021 Toal Valutation Year-To-Date
RESIDENTIAL	<i>Permits</i>	<i>Units</i>	<i>Permits</i>	<i>Units</i>		
New Single Family	15	15	102	102	\$ 3,583,581.00	\$ 29,001,739.00
New Multi Family	0	0	2	32	\$ -	\$ 3,258,458.00
Additions, Alterations, Misc*	38		940		\$ 469,866.00	\$ 6,727,700.21
SUBTOTAL RESIDENTIAL:	53	15	1044	134	\$ 4,053,447.00	\$ 38,987,897.21
COMMERCIAL	<i>Permits</i>		<i>Permits</i>			
New Building Construction	0		5		\$ -	\$ 4,191,450.00
Additions, Remodels	1		11		\$ 9,582.00	\$ 1,015,726.00
Signs, Misc	11		112		\$ 134,130.00	\$ 1,486,492.00
SUBTOTAL COMMERCIAL:	12		128		\$ 143,712.00	\$ 6,693,668.00
TOTALS:	65		1172		\$ 4,197,159.00	\$ 45,681,565.21
*Includes re-roofs, fences, decks, pools, plumbing, mechanical, electrical, demolitions.						

Building Permits Report



Includes re-roofs, fences, decks, pools, trades and structural modifications such as decks, remodels and additions.